



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
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July 2, 2004

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the July 1, 2004 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case #82-ZO-04 Rehearing – Raymond Boucher, Jr. (Owner), proposes to maintain an 8' x 16' and 12' x 16' decks, landing & stairs; also maintain parking space and seeks a **variance** from Section 6.07 side yard setback, 10.09 (B) parking setback and 10.07 (B) parking layout of the Z.O., as per plans submitted April 7, 2004 at **86 Young St. - Granted**
2. Case #100-ZO-04 – Tiffany Valliere (Owner) proposes to build a 29' x 24'-10" second floor addition and seeks a **variance** from Section 6.07 front setback and side yard setback of the Z.O., as per plans submitted May 18, 2004 at **121 St. Marie St. - Granted**
3. Case #101-ZO-04 – M. Jeanne Trott (Owner) proposes to build a 25' x 24', two-stall garage w/storage above and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted May 17, 2004 at **2565 Elm St. - Granted**
4. Case #102-ZO-04 – David Abels (Owner) proposes to build a 19' x 10'-10" four-seasons room and seeks a **variance** from Section 6.07 rear yard setback, lot coverage and floor area ratio and 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted May 14, 2004 at **48 Chauncey Ave. - Granted**
5. Case #103-ZO-04 – Al Azzi (Agent) proposes to subdivide lot into two lots; on Lot #13, maintain a single-family home and on lot #16, create a buildable lot and seeks a **variance** from Section 6.07 lot width for Lot #16 and 10.09 (B) parking setbacks for Lot #13 of the Z.O., as per plans submitted May 26, 2004 at **165 Fairmount Ave. - Denied**

6. Case #104-ZO-04 - David Dunn (Agent) proposed to subdivide lot into two lots; at Lot #58, create a buildable lot and at Lot #59, maintain a single-family home and seeks a **variance** from Section 6.07 lot area for Lot #58 of the Z.O., as per plans submitted June 10, 2004 at **77 Larchmont Rd. - Granted**
7. Case #105-ZO-04 – Richard Curit (Owner) proposes to build a 6’-6” x 18’, one-story addition for added living space and seeks a **variance** from Section 6.07 side yard setback, floor area ratio and 11.04 (B) expansion of non-conforming use of the Z.O., as per plans submitted May 28, 2004 at **8 Foxwood Circle. - Granted**
8. Case #106-ZO-04 – Norris Viviers (Agent) proposes on a lot subject to consolidation and fronting on an unimproved, unaccepted way, build a single-family home and seeks a **variance** from Section 6.02 lot frontage, 6.07 lot area and 11.03 (D) (2) (d) non-conforming lots of the Z.O. and RSA 674: 41 “Erection of Buildings”, as per plans submitted June 2, 2004 at **184 Watts St. - Granted**
9. Case #107-ZO-04 – Norris Viviers (Agent) proposes on an unaccepted way, build a single-family home and seeks a **variance** from Section 6.02 lot frontage of the Z.O. and RSA 674:41 “Erection of Buildings”, as per plans submitted June 2, 2004 at **192 Watts St. Granted**
10. Case #108-ZO-04 – David Damon (Owner) proposes to subdivide lot into two lots; on Lot #12, build a 28’ x 46’, single-family home with two-stall garage and on Lot #13, build a 28’ x 48’ single-family home with two-stall garage and seeks a **variance** from Section 6.07 lot area, frontage and width for each lot of the Z.O., as per plans submitted March 11, 2004 at **125 Erskine Ave. - Denied**
11. Case #109-ZO-04 – Beverly Pelkey (Owner) proposes to convert existing one-stall garage to added living space and seeks a **variance** from Section 10.09 (B) parking setback of the Z.O., as per plans submitted June 9, 2004 at **1143 Bridge St. - Granted**
12. Case #110-ZO-04 – Leonard Baradziej (Owner) proposes to erect a 2-stall detached garage and seeks a **variance** from Section 8.24 (A) (2) Accessory Structure of the Z.O., as per plans submitted June 2, 2004 at **466 Proctor Rd. - Granted**
13. Case #111-ZO-04 - Janet Roy (Owner) proposes to maintain driveways, curb cut and parking and seeks a **variance** from Section 10.9 (B) parking setback and 10.08 (C) driveway width of the Z.O., as per plans submitted June 3, 2004 at **105 Huntress St. - Granted**
14. Case #112-ZO-04- Darlene Simard (Owner) proposes to occupy two-rooms for financial services office and seeks a **variance** from Sections 5.10 (H-1) (1) Financial Office, 6.07 lot area, frontage and width, 10.03 (B) number of parking spaces and 10.02 (F) Business parking of the Z.O., as per plans submitted June 9, 2004 at **538 Cartier St. - Granted**

15. Case #113-ZO-04- Sabrina Maltby (Agent) proposes to erect a 48” x 18” free-standing sign and seeks a **variance** from Section 9.08 (A) (1) signs of the Z.O., as per plans submitted June 8, 2004 at St. Anthony’s School, **148 Belmont St. - Granted**
16. Case #114-ZO-04 – Richard Cotter (Owner) proposes to maintain parking and deck and seeks a **variance** from Section 6.07 side yard setbacks (2 counts) and 10.09 (B) parking setbacks of the Z.O., as per plans submitted June 4, 2004 at **542 Corning Rd. - Granted**

BUSINESS MEETING

Request for Rehearing:

715 Massabesic St./Porter St. (demolish a 2-family dwelling and consolidate adjoining lots in order to build three buildings for attached single-family) - **Denied**

Subsequent Application:

62 Marguerite St. (build a 20’ x 26’, 1-story addition) **Granted**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may Request a Rehearing within 30 days.